		CAR		N DIEGO, CALIF		4				_
TITLE: West Cypress Canyon Ne School-Park Playground,	ighborhood Park, Parking Lot	CVI	HAC IMISE	OVEMENTS	TIOGIAN	//		NO. 9-41		
COMMUNITY PLANARIEA : Miramar Rancl						110.		UNCIL DISTRICT	5	
กรางกามอนายการเอง : Parks Departm	ent					NO.	INI	IIAL SCHEDULE		
		LAND (L)-	1,500,000; ENGIN	EEUNOVOONSTRUC	110H (D,C)=2,50X	0,000				
TOTAL EXPENDITURE BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
-3;325;(X)0-	Developer			-3,325,000						
4,000,000				4,000,000		_				
	-Prior Curry Dovel									
<del>- 675,000-</del>	- oper-Agreement:			<del>-675,0</del> 00·						
				L,C,D		_				
101VF CO21\$ 4'000'(X)0	(FY '89 DOLI AITS)			4,000,000						
clude play fields, open play areas, ment. Also, acquisition and develor shared with the school district (see be done as the Scripps Ranch #4 I complete in 1993. This joint use we city and school district.  Justification: This park is a require set forth in Table 21 of the commun Scheduling: Site acquisition and e within 18 months after first resident Relationship to Community Plan	opment of 7 acres of text). Development of Elementary School will require a joint-use ment of the first residity plan.  onstruction about 199 ial occupancy.	2 multi-sport of the 3 acres high the distress agreement be ential subdivision, the park shape of the	s field area school shall ict plans to between the sion map as hall be open				POWA	Y RO	AD	
shown in the Miramar Ranch North	Community Plan.	on recigition in	000 1 111 15		//	, ,	`			
Cost Breakdown: Land Acquisition (20 acres)		1,500,00	0		//	)	```			
Landscaping, Facilities (20 acres @	\$125,000)	\$2,500,00		1 1	SCRIPPS	HORTH PA	RIKWAY	PI	ROJECT	'\
TOTAL PROJECT COST		\$4,000,00	0	N N		DAMAD	8888	7		

# Notes:

- (1) Land acquisition cost is based on \$1.75 per SF for undeveloped land.
- (2) Amount includes 25% for contingencies, 1/2 width street improvements and grading.
- (3) See text for school-park relationship.

MIRAMAR RANCH NORTH SORMON ROAD

# CITY OF SAN DIEGO, CALIFORNIA CAPITAL IMPROVEMENTS PROGRAM

TITLE: Lakeshore Park

NO. 9-42

COMMUNITY PLAN AREA : Miramar Ranch North

DEPARTMENT/DIVISION : Park Department & Water Utilities

NO. COUNCIL DISTRICT

LAND (L)= 200,000; CONSTRUCTION (D,C)=1,100,000

			1110 (1)- 200,000	CONSTRUCTION	(0,0)=1,100,000					
TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
1,300,000	Developer:				1,300,000					
					L,C,D					
TOTAL COST \$ 1,300,000	(FY '89 DOLLARS)				1,300,000					

Description: Construction of a vista point with lake access, 20 parking spaces, and landscaped areas.

Justification: The Community Plan designates a lake vista point/lake access along Scripps Ranch Boulevard.

Scheduling: Construction with the central and eastern portions of Scripps Ranch Boulevard, CIP sheets 9-22 & 9-23, and open prior to occupancy of the 600th residential unit within phase three.

Relationship to Community Plan: The vista point/lake access is identified in the Community Plan.

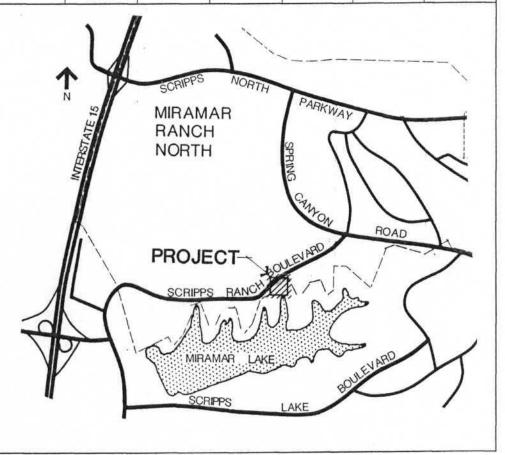
#### Cost Breakdown:

Land 3.0 acres \$200,000 Landscaping & Facilities (@ \$367,000/acre) 1,100,000

TOTAL PROJECT COST \$1,300,000

#### Notes:

- Land acquisition cost is based on a cost of \$1.50 per SF undeveloped land.
- (2) Amount includes 25% for contingencies, 1/2 width street improvements and grading.



# CITY OF SAN DIEGO, CALIFORNIA CAPITAL IMPROVEMENTS PROGRAM

TITLE: Community Park East - - Cypress Canyon

NO. 9-43

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT

DEPARTMENT/DIVISION : Parks Department

NO.

INITIAL SCHEDULE

LAND (L)= 1	1,700,000; ENGINEERING/CONSTRUCTION (D,0	000,000,000
-------------	--	-------------

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
5,000,000	Developer:				1,700,000	3,300,000				
					L	D,C				
TOTAL COST \$ 5,000,000	(FY '89 DOLLARS)				1,700,000	3,300,000				

Description: Acquisition and construction of a 22-acre combined neighborhood/community park in conjunction with and adjacent to the eastern elementary school site (Scripps Ranch #3 Elementary School) of 3 acres for a total combined park/school area of 25 acres which is consistant with the community plan (pp. 60 & 74). Because the school may be required in 1991 but the park not untill 1993, it may be necessary for the school district, developer and city to jointly participate in a phased school/park project, with completion of park facililitie not taking place until the scheduled year of need, Fy 1993.

**Justification:** This park is a requirement of the first residential subdivision map which would bring the total recorded dwelling units up to 2,700.

Schedule: The park shall be open prior to occupancy of the 2,700th residential unit.

Relationship to Community Plan: The park is identified in and consistent with the Miramar Ranch North Community Plan.

### Cost Breakdown:

Land Acquisition (22 acres)

\$1,700,000

Landscaping, Facilities

(22 acres at \$150,000 per acre)

3,300,000

TOTAL PROJECT COST

\$5,000,000

#### Notes:

- Land acquisition cost is based on 22 acres @ \$1.75 per SF for undeveloped land.
- Landscaping & facilities include 25% for contingencies., 1/2 width street and grading.

MIRAMAR RANCH NORTH

SCRIPPS RANCH

SCRIPPS RANCH

SCRIPPS LAKE

NORTH

PARKWAY

ROAD

ROAD

SCRIPPS LAKE

# CITY OF SAN DIEGO, CALIFORNIA CAPITAL IMPROVEMENTS PROGRAM

TITLE: Traffic Signals - - Spring Canyon Road & Scripps North Parkway

NO. 9-44

COMMUNITY PLAN AREA : Miramar Ranch North

DEPARTMENT/DIVISION: Engineering and Development/Transportation

NO.

COUNCIL DISTRICT 5

INITIAL SCHEDULE

FOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
540,000	Developer				270,000		270,000			
					D,C		D,C			
TOTAL COST \$ 540,000	(FY '89 DOLLARS)				270,000		270,000			

Description: Installation of traffic signals at the intersections of Spring Canyon Road/Scripps North Parkway and Spring Canyon Road/Scripps Ranch Boulevard.

**Justification:** Anticipated traffic volumes at the intersection of these major roads require traffic control through signalization. It is anticipated the signals will be needed in 1992/1994 as development progresses.

Scheduling: Traffic signals will be installed in 1992 and 1994 as development progresses.

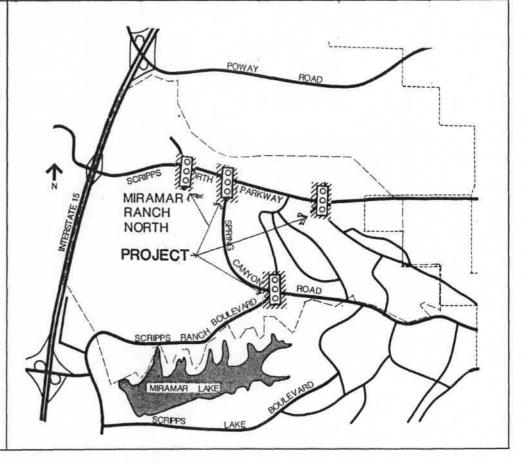
Relationship to Community Plan: The project is a portion of the backbone facilities as noted in the Miramar Ranch North Community Plan.

#### Cost Breakdown:

Traffic Signal (each)	\$110,000
Cost of City Services	0
Land Acquisition	0
Subtotal	110,000
Support Services	25,000
Total Project Cost per light	\$135,000

#### Notes:

(1) Engineering and construction includes 25% for contingencies.



Last Revision: August 4, 1988

# CITY OF SAN DIEGO, CALIFORNIA CAPITAL IMPROVEMENTS PROGRAM

TITLE: Recreation Building

NO. 9-45

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT

DEPARTMENT/DIVISION : Parks Department

NO.

INITIAL SCHEDULE

			ENGINEERING	CONSTRUCTION	J,C)=630,000					
TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
630,000	Developer							100,000	530,000	
								D,	С	
TOTAL COST \$ 630,000	(FY '89 DOLLARS)			ALC: U				100,000	530,000	

Description: This project will provide a recreation building to serve the residents of Miramar Ranch North.

Justification: General Plan standards call for a recreation building for 18,000 to 25,000 residents.

Scheduling: It is anticipated the recreation building will be needed in 1996.

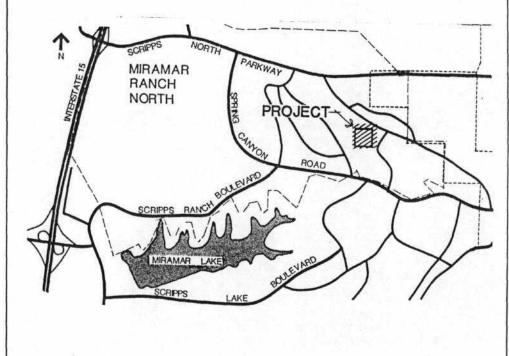
Relationship to Community Plan: Recreation buildings are standard public service facilities within communities as provided for in the General Plan.

### Cost Breakdown:

The construction cost is based on the SMR PFFP, October, 1987.

## Notes:

(1) Total cost includes 25% for contingencies and incidentals.



# CITY OF SAN DIEGO, CALIFORNIA CAPITAL IMPROVEMENTS PROGRAM

TITLE: Fire Station No. 37

NO. 9-46

COMMUNITY PLANAREA : Miramar Ranch North

DEPARTMENT/DIVISION : Fire Department

NO. COUNCIL DISTRICT 5

NO. INITIAL SCHEDULE

LAND (L)(1) = 300,000; ENGINEETHING/CONSTRUCTION (D,C) = 1,300,000

TOTAL FUNDING BY SOURCE	Revenue Source	1989	1990	1991	1992	1993	1994	1995	1996	1997
502,000	City(1):					502,000				
576,000 <del>-390,000</del>	Developer	3(X),(X)()		276	<del>(000 90,000</del>					
522,(X)()	SMR FBA:					522,000				
	Prior Curry Daval									
186,000	-oper-Agreements:				-186,000					
					L,D	С				
TOTAL COST \$ 1,600,000	(FY '89 DOLLARS)	300,000			276,000	1,024,000				

Description: Construction of and equipment for a 6,500-square- foot, 8-person 3-stall station on a 1-acre site.

Justification: The station will replace the temporary fire station in Scripps Ranch and will provide permanent fire protection to the Miramar Ranch North and Scripps Miramar Ranch communities. It will be consistent with Council Resolution 210519 to provide six+ minute response times to residential areas and will provide backup for the Mira Mesa, Rancho Penasquitos, Carmel Mountain Ranch, Sabre Springs, and Rancho Bernardo areas.

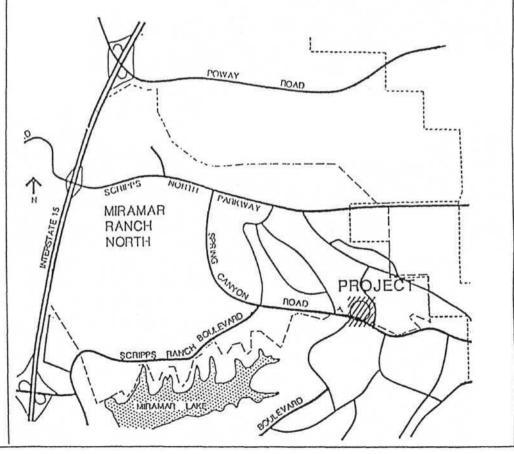
Scheduling: Site acquisition and design are scheduled in FY 1992; construction and furnishings in FY 1993..

Relationship to Community Plan: The station is designated in both the Miramar Ranch North and the Scripps Miramar Ranch community plans.

Cost Breakdown: Data is from Fire Department. This improvement is subject to participation or to future or existing reimbursement agreements.

### Notes:

- Land acquisition cost and City contribution are based on SMR PFFP, October, 1987.
- Eng. & Const. cost include grading, 1/2 width street improvements, equipment and furnishing.



## CITY OF SAN DIEGO, CALIFORNIA CAPITAL IMPROVEMENTS PROGRAM

TITLE: Contribution for Scripps Ranch Library

NO. 9-47

COMMUNITY PLANAREA: Miramar Ranch North

DEPARTMENT/DIVISION : Libraries

NO. NO. COUNCIL DISTRICT

INITIAL SCHEDULE

LAND (L) = 2,000,000;	ENGINEERING/CONSTRUCTION	(D,C	- 4,350,000
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TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
2,350,000 <del>2,234,000</del> -	MRN Developer	1,250,000		-	1,100,	000 <del>984,000</del>				
750,000		750,000								
1,250,000	SMR Dev. Fees:	1,250,000								
<del>-116,000-</del>	Prior Curry DA:					<del>-116,00</del> 0				
2,000,000	City(1)	2,000,000				D,C				
IOTAL COST \$ 6,350,000	(FY '89 DOLLARS)	5,250,000				1,100,000				

Description: Construction of the proposed Scripps Ranch Library to be located on the south side of Scripps Lake Drive, within the Meanly Ranch area.

Justification: The library is intended to serve the Miramar Ranch North community as well as the Scripps Ranch community.

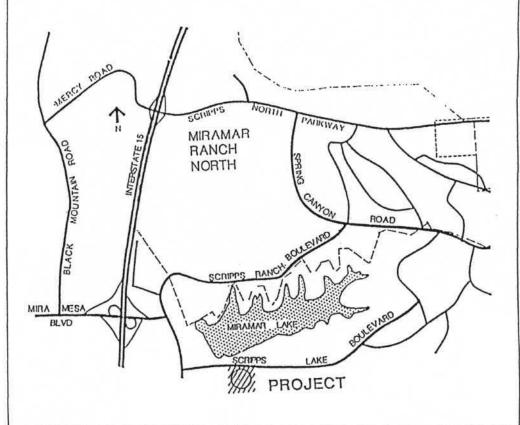
Relationship to the Community Plan: Libraries are standard public service facilities within communities as provided for in the General Plan.

Scheduling: Contribution of \$1,250,000 by the developer shall be assured prior to the earlier of: 1) the City being prepared to award the construction contract for Phase 1 of the library, or 2) the occupancy of the first residential dwelling in Miramar Ranch North.

Phasing: Phase I shall be construction of 10,000 S.F. of library and 5,000 S.F. of public meeting facilities with outfitting and stocking of the library portion. Phase II shall be construction, outfitting and stocking of a 5,000 S.F. library addition.

Cost Breakdown: The cost figure is based on comparable City work. Notes:

(1) City contribution consistant with Scripps Miramar Ranch PFFP.



# CITY OF SAN DIEGO, CALIFORNIA CAPITAL IMPROVEMENTS PROGRAM

TITLE: Mass Transit Study

NO. 9-48

COMMUNITY PLAN AREA : Miramar Ranch North

DEPARTMENT/DIVISION : Metropolitan Transit Development Board

NO. COUNCIL DISTRICT 5

ENGINEERING/CONSTRUCTION (D,C)=50,000

= 10.11(0.10) - 0.10(1.10) - 0.										
TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
50,000	Developer	1	50,000							
TOTAL COST \$ 50,000	(FY '89 DOLLARS)		50,000							

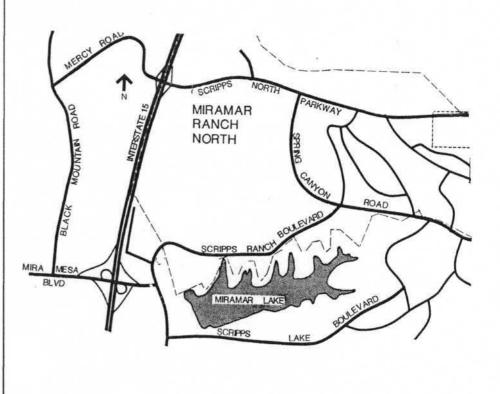
Description: A payment of \$50,000 to the Metropolitan Transit Development Board (MTDB) to use toward studies of development of a rail transit system adjacent to Miramar Ranch North within the I-15 corridor.

Justification: The payment was a condition of Council approval of the Miramar Ranch North Community Plan Amendment in May, 1987.

Relationship to Community Plan: If built, a rail transit system as described could serve residents of the community planning area.

Scheduling: To be paid prior to recording the first subdivision map.

Cost Breakdown: The payment amount is not based on any engineer's estimate and is a fixed cost not subject to inflation.



Last Revision May 27, 1988